

170.0

0007

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,070,300 / 1,070,300

ASSESSED:

1,070,300 / 1,070,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
20		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SIMON STEPHEN J &	
Owner 2: KUEBLER FRANCES A	
Owner 3:	

Street 1: 20 PAUL REVERE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: GELLING CHRISTINE M -

Owner 2: -

Street 1: 406 SUMNER STREET UNIT 1

Twn/City: BOSTON

St/Prov: MA Cntry

Postal: 02128

NARRATIVE DESCRIPTION

This parcel contains .136 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Wood Shingle Exterior and 3386 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5911		Sq. Ft.	Site		0	70.	1.01	8									418,131						418,100	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5911.000	647,500	4,700	418,100	1,070,300		113077
							GIS Ref
							GIS Ref
							Insp Date
							07/02/18

Total Card	0.136	647,500	4,700	418,100	1,070,300	Entered Lot Size
Total Parcel	0.136	647,500	4,700	418,100	1,070,300	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	316.10	/Parcel:	316.10
						Land Unit Type:

PREVIOUS ASSESSMENT								Parcel ID	170.0-0007-0011.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	647,500	4700	5,911.	418,100	1,070,300		Year end	12/23/2021
2021	104	FV	618,600	4700	5,911.	418,100	1,041,400		Year End Roll	12/10/2020
2020	104	FV	618,700	4700	5,911.	418,100	1,041,500	1,041,500	Year End Roll	12/18/2019
2019	104	FV	453,700	4700	5,911.	418,100	876,500	876,500	Year End Roll	1/3/2019
2018	104	FV	453,700	4700	5,911.	370,300	828,700	828,700	Year End Roll	12/20/2017
2017	104	FV	426,000	4700	5,911.	310,600	741,300	741,300	Year End Roll	1/3/2017
2016	104	FV	426,000	4700	5,911.	310,600	741,300	741,300	Year End	1/4/2016
2015	104	FV	380,500	4700	5,911.	268,800	654,000	654,000	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
GELLING CHRISTI	62605-492		9/10/2013	Abutter		365,000	No	No	Sale of 1st fl condo only						
GHARIB MOHSEN &	31967-405		10/27/2000	Abutter		312,000	No	No	Sale of 1st fl condo only						
GHARIB MOHSEN &	31512-79		6/16/2000	Abutter		364,000	No	No	Sale of 2nd fl condo only						

BUILDING PERMITS											ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
5/2/2018	539	Re-Roof	7,495	C					7/2/2018	MEAS&NOTICE	CC	Chris C			
4/23/2015	384	Re-Roof	6,450		4/23/2015			Strip and re-roof.	6/2/2014	Whole Card	MM	Mary M			

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

